

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Elise Strecker being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Edina

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

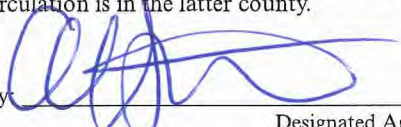
HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 07/25/2019 and the last insertion being on 07/25/2019.

MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By  Designated Agent

Subscribed and sworn to or affirmed before me on 07/25/2019 by Elise Strecker.


Notary Public



Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
\$34.45 per column inch

**CITY OF EDINA
ORDINANCE NO. 2018-09
AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ESTABLISH THE PUD-15, PLANNED UNIT
DEVELOPMENT-15 ZONING DISTRICT**

The City Of Edina Ordains:
Section 1. Chapter 39, Article VIII, Division 4 is hereby amended to add the following:
Sec. 39-507 **Planned Unit Development District-15 (PUD-15)**
4500 France Avenue Apartments

(a) Legal description:
EXHIBIT A
Legal Description
Parcel 1:
Lots 1 and 2 and that part of Lot 6 described as follows: Commencing at the most Northerly corner of said Lot 6; thence South along the East line of said lot, 40.82 feet; thence
Northwesterly 30.2 feet to a point on the Northerly line of said Lot 6, distant 27.19 feet Westwesterly from the point of beginning; thence Northwesterly to the point of beginning, all in Block 2, "Fairbairn's Rearrangement" in Wavaland and Waveland Park, including all of the vacated alley which lies North of the South line of said Lot 2 extended West, Hennepin County, Minnesota. (Abstract Property) Parcel 2:
Lots 3, 4 and 5;

That part of Lot 6, described as follows: Commencing on the Easterly line of said Lot 6 at a point distant 40.82 feet Southerly from the most Northerly corner of said Lot, thence Northwesterly 30.2 feet to a point on the Northwesterly line of said Lot distant 27.19 feet Southwestwesterly from the most Northerly corner of said Lot; thence Southwestwesterly along the Northwesterly line of said Lot to the most Westerly corner of said Lot, thence Southwestwesterly along the Southwesterly line of said Lot to the most Southerly corner of said Lot, thence Northwesterly along the Easterly line of said Lot to the point of beginning.

That part of the alley now vacated, described as follows: Commencing at the point of intersection of the center line of alley, now vacated with the North line of Lot 3 extended Westward, thence East on said extended line to the Northwest corner of said Lot 3, thence along the Easterly line of said alley to the most Southerly corner of Lot 5, thence Southwestwesterly along an extension of the Southwesterly line of said Lot to the center line of said alley, thence Northwesterly along the center line of said alley to a point of its intersection with a line erected to bisect the angle existing in the Westerly line of said alley, thence Southwest along said line to the West line of said alley, thence North along said West line to a point in said line 40.82 feet South of the most Northerly corner of Lot 6, the same being the point of intersection to said West line of alley with the extension Westward of the North line of Lot 3, thence East along said extended line to the point of beginning.

All in Block 2, "Fairbairn's Rearrangement" in Wavaland and Waveland Park (Towers Property) Parcel A:

Lot 7, Block 2, Fairbairn's Rearrangement in Wavaland and Waveland Park, Hennepin County, Minnesota. Together with that part of the adjacent vacated alley that accreted thereto by reason of the vacation thereof. (Abstract Property)

Parcel B:
Lot 8, Block 2, Fairbairn's Rearrangement in Wavaland and Waveland Park, Hennepin County, Minnesota. (Abstract Property)

(b) Approved Plans, incorporated herein by reference are the re-development plans, including the master development plan for the site received by the City on July 27, 2018 except as amended by City Council Resolution No. 2018-137 on file in the Office of the Planning Department.

(c) Principal Uses:
All uses allowed in the PCD-1 Zoning District.
Multi-family Apartments/Condos.
Senior Housing.

(d) Accessory Uses:
All accessory uses allowed in the PCD-1 Zoning District.

(e) Conditional Uses:
None

(f) Development Standards.

	Required
Setbacks - Buildings	
Front - France Avenue	5 feet
Front - Sunnyside Road	3 feet
Side - West	25 Feet
Side - South	15 feet
Building Height	4 stories and 50 feet
Parking lot and drive aisle setback	
Street	20 feet
Side & Park	10 feet
Maximum Floor Area Ratio (FAR)	1.8 FAR
Parking Stalls	Shall be regulated per the Planned Commercial District Parking Regulations Section 36-1319

(g) Signs shall be regulated per the Planned Commercial District Regulations.

(h) Three units within the project must be provided for residents earning no more than 50% AMI for 15 years from the date of the certificate of occupancy.

Section 2. This ordinance is effective upon approval publication of the Ordinance.

Attest: Sharon Allison, City Clerk
James B. Howland, Mayor

Published in the
Sun Current
July 25, 2018
957919